081.0	0002	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	636,500	/	636,500
USE VALUE:	636,500	/	636,500
ASSESSED:	636,500	/	636,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O'HARE SUSAN E
Owner 2:	
Owner 3:	
Street 1:	22 RONALD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	226,400	2,700	407,400	636,500
Total Card	0.124	226,400	2,700	407,400	636,500
Total Parcel	0.124	226,400	2,700	407,400	636,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.02 | /Parcel: 510.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	50134
GIS Ref	
GIS Ref	
Insp Date	08/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 081.0-0002-0001.0

!6553!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	226,500	2700	5,400.	407,400	636,600	636,600	Year End Roll	12/18/2019
2019	101	FV	197,300	2700	5,400.	413,200	613,200	613,200	Year End Roll	1/3/2019
2018	101	FV	197,300	2700	5,400.	308,500	508,500	508,500	Year End Roll	12/20/2017
2017	101	FV	197,300	2700	5,400.	279,400	479,400	479,400	Year End Roll	1/3/2017
2016	101	FV	197,300	2700	5,400.	267,700	467,700	467,700	Year End	1/4/2016
2015	101	FV	186,200	2700	5,400.	227,000	415,900	415,900	Year End Roll	12/11/2014
2014	101	FV	186,200	2700	5,400.	215,300	404,200	404,200	Year End Roll	12/16/2013
2013	101	FV	186,200	2700	5,400.	204,900	393,800	393,800		12/13/2012

PRINT

Date	Time
12/10/20	21:18:51

LAST REV

Date	Time
09/21/18	09:10:46
apro	

USER DEFINED

Prior Id # 1:	50134
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6553

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`HARE JOSEPH L	25851-336		11/29/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2016	822	Porch	1,200					repair front porch
1/22/2013	96	Manual	1,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS&NOTICE	BS	Barbara S
5/16/2013	Info Fm Prmt	EMK	Ellen K
4/1/2009	Measured	197	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400	

Total AC/HA:	0.12397	Total SF/SM:	5400	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	407,401	Spl Credit		Total:	407,400

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	328133
Depreciation:	101721
Depreciated Total:	226412

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

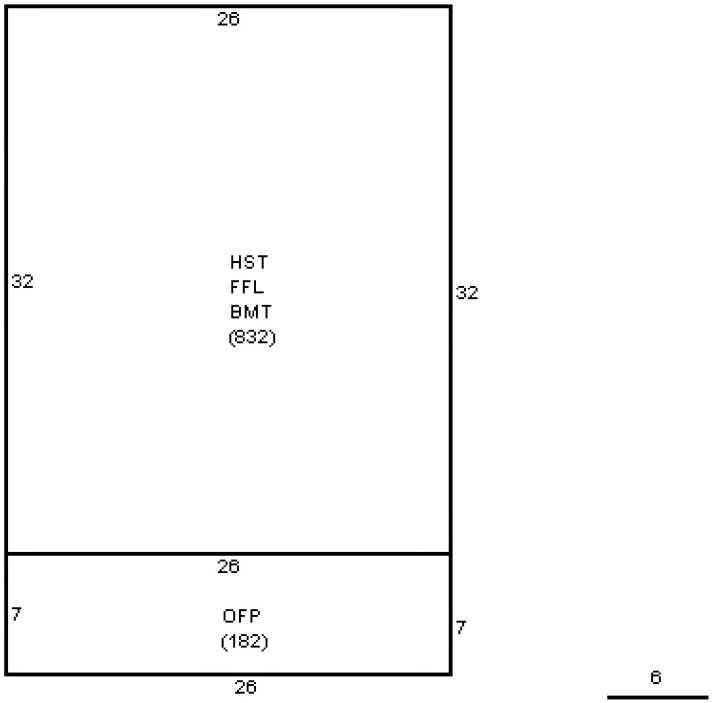
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.99
Special Features:	0	Val/Su Net:	100.09
Final Total:	226400	Val/Su SzAd	181.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	832	51.600	42,929
FFL	First Floor	832	171.990	143,096
HST	Half Story	416	171.990	71,548
OFP	Open Porch	182	25.050	4,560

Net Sketched Area:	2,262			Total:	262,133
Size Ad	1248	Gross Are	2678	FinArea	1248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 081.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X12	F	FR	1950	22.87	T	50	101			2,700			2,700

More: N	Total Yard Items:	2,700	Total Special Featues:		Total: 2,700

IMAGE

AssessPro Patriot Properties, Inc